

Subdivision Ordinance Amendment - Buffers

AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF CHESTERFIELD, 1997, AS AMENDED, BY AMENDING AND RE-ENACTING SECTIONS 17-62 AND 17-83 OF THE SUBDIVISION ORDINANCE RELATING TO BUFFER CONDITIONS IN THE UPPER SWIFT CREEK PLAN

BE IT ORDAINED by the Board of Supervisors of Chesterfield County:

(1) *That Sections 17-62 and 17-83 of the Code of the County of Chesterfield, 1997, as amended, is amended and re-enacted to read as follows:*

Sec. 17-62. Standard conditions.

ooo

(h) Any required buffers are subject to the requirements of section 17-70 (a) and (b).

ooo

Sec. 17-70 (a). Buffers and special setbacks outside the Upper Swift Creek Plan geography, or within the Upper Swift Creek geography for lots which have a tentative plat approved prior to (date of adoption).

ooo

Sec. 17-70 (b). Buffers and special setbacks within the Upper Swift Creek Plan geography for lots which have a tentative plat approved after (date of adoption).

(a) For lots which have a tentative plat approved after (date of adoption), buffers shall be exclusive of easements which are generally parallel to the buffer (except for buffers along arterial streets which shall allow within the buffer a maximum of 100 feet of total easement width generally parallel to the buffer, so long as easements are located a minimum of 25 feet from subdivision lot lines), required setbacks and street cut and fill slopes, and shall be preserved in an undisturbed condition unless otherwise approved by the director of planning. Easements crossing buffers shall generally be at right angles or shall cross the buffer so as to have the least impact to the buffer.

(b) Post construction vegetation within the buffer shall meet a standard of not less than one and one half times the perimeter yard landscaping "C" quantity requirements as defined in County Code section 19-518 prorated for every 25 feet of depth. If insufficient vegetation exists within the buffer as determined by the director of planning, the subdivider shall submit a landscape plan to the director

of planning for review and approval prior to release of the final check plat review comments. The subdivider shall install the required plant material prior to recordation. If conditions do not exist for good plant survival as determined by the director of planning, surety shall be provided to the county in the amount sufficient to guarantee the installation approved by the director of planning and in a form as indicated in section 17-73(a). The planning department shall hold any required surety. Any such installation shall be completed prior to state acceptance of the subdivision's streets.

- (c) Buffers of the following minimum width shall be provided adjacent to existing and proposed streets with the following classifications:
 - (1) Arterial streets--200 feet.
 - (2) Collector streets--35 feet.
 - (3) Residential collector streets--30 feet.
 - (4) Local streets to negate double frontage condition--20 feet.
- (d) Adjacent to limited access streets, a setback distance of 200 feet, exclusive of required yards, shall be provided from the limited access street right-of-way, unless a noise study demonstrates that a lesser distance is acceptable as approved by the director of transportation. Natural vegetation shall be retained within the setback area unless removal is required to install noise attenuation measures or is approved by the planning commission.
- (e) Setbacks from temporary turnarounds easements shall conform to permanent cul-de-sac right-of-way standards.
- (f) A minimum setback for all structures of 20 feet shall be provided from any petroleum product transmission pipeline easement or 35 feet from the pipeline whichever is greater.

ooo

Sec. 17-83. Minimum requirements.

ooo

- (c) If a subdivision borders on or contains an existing or proposed arterial or collector street, the director of transportation may require the subdivider to limit access to said street(s) requiring a local street design utilizing a series of cul-de-sacs and/or loop streets. The lots shall only be entered from such a local street, and a buffer as required in section 17-70 (a) or section 17-70 (b) shall be provided along the lot lines adjacent to the arterial or collector street.

- (2) *That this ordinance shall become effective immediately upon adoption.*